

**STATE OF MONTANA LAND SALE
OFFER TO PURCHASE AND BID DEPOSIT RECEIPT**

The undersigned Potential Bidder (hereinafter called "Bidder"):

Bidder (s)

offers to purchase from the State of Montana, by and through the State Board of Land Commissioners and the Montana Department of Natural Resources and Conservation (hereafter referred to as "Seller") the real property described below upon the terms and conditions set forth herein should the Bidder's offer be accepted by the Seller.

as ☐ joint tenants with rights of a survivorship, ☐ tenants in common, ☐ single in his/her own right,
☐ other _____ offers to purchase the following
described real property (hereinafter referred to as "Property") commonly known as:

E1/2W1/2NW1/4,E1/2NW1/4SW1/4NW1/4, E1/2W1/2NW1/4, E1/2NW1/4NE1/4 of Section 16,
Township 8 South, Range 20 East that contains 295 acres, Carbon County Montana

Should the Seller accept the bid of the above-described Bidder for the purchase of the above-described real property, the Seller and the Bidder, hereby agree that:

1. On or before 30 days after final approval by the Seller, Bidder shall pay any balance owed on the purchase price in accordance with §77-2-329, MCA. Receipt by the Seller of the full balance owed constitutes the effective date of sale. If payment is not made in accordance with §77-2-329, MCA, Bidder forfeits their 20% bid deposit, which is being held by the Seller.
2. Bidder shall in accordance with §77-2-325 & 77-6-301 through 77-6-303, MCA, make settlement with the current lessee, for all improvements on the land belonging to the lessee.
3. Lessee agrees to the termination of their active Agricultural and Grazing Lease of State Lands thirty (30) days following the Seller's final approval of the sale of the parcel.
4. Bidder shall be responsible for making any and all payments to the County(ies) in which the property is located for taxes and/or assessments, if any, levied against the property for the current tax year.
5. The Buyer represents that he/she is eighteen (18) years of age or older, of sound mind, and legally competent to own or transfer real property in the State of Montana; and, if acting on behalf of a corporation, partnership, or other non-human entity, that he/she is duly authorized to enter into this Agreement on behalf of such entity.
6. Per ARM 36.25.808(8) the department shall retain the bid deposit of the successful bidder, which will be applied toward the purchase price. The department shall return the bid deposits of all unsuccessful bidders within five business days following the auction.
7. Where no bids are received at auction for department nominated sales, each bid deposit shall be returned to the bidder who submitted it to the department.
8. State retains any/all access easements for itself across the parcel unless specifically stated otherwise.
9. Conditions of title may change before the auction. At the auction, if title conditions have changed, bidders will be provided with an updated Land Status Report and the parcel will be sold subject to the updated Report.
10. Other Conditions: (Department may add other conditions as appropriate.)

The Bidder hereby verifies that they have read and understood the provisions of this agreement.

Bidder

Tax ID Number

Date

Bidder

Tax ID Number

Date

Amount of Bid Deposit Enclosed \$ _____

Subscribed and sworn to before me this _____ day of _____, 200__

(Signature)

(Printed name)

Notary Public for the State of _____

Residing at _____ (City)

My commission expires _____

(Month, Day, Year)

Mary Sexton, Director
Montana DNRC

Date